



Council Meeting – Council Chambers  
September 10, 2025 – 7:00 pm  
Mayor Mark A. Cegelka presiding

Mayor Cegelka was absent from the meeting. Vice Mayor Don Banas called the meeting to order at 7:00 p.m. and all present said the Pledge of Allegiance.

Present: Jeff Adie, Don Banas, Tony DeCarlo, Barb DiBacco, Gurvis Smith, Larry Sylver

Others Present: Law Director Mark Marong, Director/Engineer Mike Henry, Finance Director John Veres, Building Official Braden Thomas, Economic Development Director Jeremy Rowan, Clerk of Council Lori Kovach

Absent: Mayor Mark Cegelka, Chief Greg Curtin

**The minutes of the Regular Council Meeting of August 6, 2025 were voted on and approved.  
(DiBacco/DeCarlo)**

Roll Call:      Yeas – Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  
                    Nays – None

6 yeas – 0 nays  
Motion carried

**PAY ORDINANCE**    Ordinance No. 2025-9-23.

**The Pay Ordinance was approved as presented. (Adie, Sylver)**

Roll Call:      Yeas – Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  
                    Nays – None

6 yeas – 0 nays  
Motion Carried

#### **CORRESPONDENCE & MAYOR'S REPORT:**

The following were in the Mayor's packet:

- Attached is the Mayor's Court Report for August.
- Attached is a report showing active permits and transactions for August.
- Attached is a copy of a check for \$\$6,412.88 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for July.
- Attached is a check in the amount of \$1,876.04 from Charter Communications for franchise fees for April, May, and June.
- Attached is the reimbursement check from the Public Works Commission for \$4,516.84 for Cochran Rd. Phase II Reconstruction.

- Attached is a copy of a check in the amount of \$100.00 from David Hague, for a donation for the 2026 Summer Concert Series. David is a resident of Macedonia who attends our concerts regularly.
- Attached is the Police Department activity report for August.
- Attached is a report from the Police Department on warning tickets given out in August.
- Attached is a copy of the report supplied by Chief Curtin reporting streetlight outages to Solon FirstEnergy Service Center.
- Attached is a copy of the net results from the sale of the 2021 Ford Explorer, 2017 case loader and the 2022 backhoe.
- Attached is a report from Engineer Mike Henry.
- Attached is a monthly report from the Service Department.
- Attached is a report showing gas and diesel consumption for the Service Department and Police Department.  
 Service Department:gas:96 gallons      Police Department gas: 507.gallons  
 Diesel: 313.3 gallons
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:  
 Cuyahoga County Economic Development meeting  
 Amazon Building Sold  
 Business Outreach
- Attached is the Monthly report submitted by Fire Chief Dave Tapp for the month of June.
- Attached are the NOPEC term rates for natural gas through 2025 for standard, 12 months, and 24 months.
- Attached is a copy of a thank you card from retired Solon teachers who used the pavilion at the Recreation Complex

**FINANCE DIRECTOR JOHN VERES:**

Finance Director John Veres commented; the second amendment to the budget for this year is on the agenda along with the certification of the 2026 budget to the County and Fiscal Officer.

**LAW DIRECTOR MARK MARONG:**

Law Director Mark Marong commented on the following agenda items:

Item 3 is engaging the Law Firm of N.P. Weiss Law to help with nuisance property abatement services.

Item 4 is the acceptance of CMG Contracting for the Pettibone Rd. sewer installation.

Item 5 is authorization to participate in the OPIOD settlement to receive funds from secondary manufacturers.

Item 6 is authorization to apply for OPWC funds for the Cochran Rd. Phase III project.

Item 7 is a Right of Entry Agreement for the property located at 27595 Pergl Rd.

Items 8 & 9 are authorizations for the purchase of new equipment for the Service Department.

Item 11 is the acceptance of the bid from Siteworx Unlimited for work on the Veteran's Memorial Phase I Project.

A motion will need to be made for the 2025 Holiday Budget.

**ENGINEER/SERVICE DIRECTOR MIKE HENRY:**

Mike Henry commented; his reports were submitted into the Mayor's report and commented on items 8 & 9. The Service Department sold the 2017 Case Wheel Loader for \$35,150 and the 2022 Case Backhoe for \$65,075 on Govdeals for a total of \$100,225. The 2021 Kubota Skidsteer is being traded in for the purchase of new equipment, and we are receiving \$27,000 for it. On the agenda is authorization to purchase a new Front-End Loader and a Track Loader. The money received from the sale and trade in of the old equipment will be put towards the new equipment. He thanked Council for the consideration of the purchase of the two new pieces of equipment this evening.

**BUILDING OFFICIAL BRADEN THOMAS:**

Building Official Braden Thomas reported;

The PC and ARB meetings for September are canceled due to no application being submitted. An application was submitted for the meetings scheduled for October 15<sup>th</sup>.

**ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:**

Economic Development Director Jeremy Rowan commented; Cuyahoga County held a meeting to discuss programs offered and provide a five-year development plan for the County. The Amazon building located at 43500 Victory Parkway sold for \$41,000,000 and transferred to a company in Youngstown. They will own and provide in-house maintenance. Amazon is currently in a long-term lease with multiple extensions.

The former Cleveland Steel building has been leased to a company called Scientific Games Inc. They signed an eight-and-a-half-year lease and started a build out for office space. They currently have another location in Solon.

Jeff Adie asked if there are any updates with Superior Beverage. Jeremy Rowan responded; there is ongoing communication with them, and everything is going in a positive direction.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

2025-9-24 Ordinance	<p><b>An Ordinance amending Ordinance No. 2025-01-02 and appropriating funds to provide for the expenditures of the Village of Glenwillow, Ohio for the fiscal year beginning January 1, 2025, and ending December 31, 2025; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/DeCarlo)</b> Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed</p> <p><b>Motion to approve (Adie/DiBacco)</b> Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>
2025-9-25 Ordinance	<p><b>An Ordinance authorizing the Mayor to engage the Law Firm of N.P. Weiss Law for the purpose of representing the Village of Glenwillow with nuisance property abatement services; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Adie/Sylver)</b> Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed</p> <p><b>Motion to approve (DiBacco/DeCarlo)</b> Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>

<p>2025-9-47</p> <p>Resolution</p>	<p><b>A Resolution accepting the bid of CMG Contracting LLC for the Pettibone Road Sewer Installation Phase 1 Project; and declaring an emergency.</b>  <b>(Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/Adie)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Motion passed</p> <p><b>Motion to approve (DeCarlo /DiBacco)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Resolution carried</p>
<p>2025-9-48</p> <p>Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a participation agreement in order to receive settlement funds from the National Opioid Settlement Funds from the National Opioid Secondary Manufacturers Settlement and declaring an emergency.</b>  <b>(Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (DiBacco/Adie)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Motion passed</p> <p><b>Motion to approve (Sylver/DeCarlo)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Resolution carried</p>

2025-9-49 Resolution	<p><b>A Resolution authorizing the Mayor to apply to the Ohio Public Works Commission (OPWC) for a grant for the funding of the Cochran Road Phase III Project; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/DeCarlo)</b>  Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (Adie/Sylver)</b>  Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays  Resolution carried</p>
2025-9-50 Resolution	<p><b>A Resolution authorizing the Mayor to enter into a Right of Entry Agreement for the Real Property located at 27595 Pergl Road, Permanent Parcel No. 991-03-004; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/DiBacco)</b>  Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (Sylver/Smith)</b>  Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays  Resolution carried</p>

<p>2025-9-51</p> <p>Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a contract with Murphy Tractor &amp; Equipment Co. for a John Deere 326P Compact Wheel Loader through the purchasing cooperative Sourcewell; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (DeCarlo/Adie)</b>            Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays—None            6 yeas – 0 nays            Motion passed</p> <p><b>Motion to approve (Adie/Smith)</b>            Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays—None            6 yeas – 0 nays            Resolution carried</p>
<p>2025-9-52</p> <p>Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a contract with Murphy Tractor &amp; Equipment Co. for a John Deere Skid Steer Track Loader 325G through the purchasing cooperative Sourcewell; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (DiBacco/Smith)</b>            Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays—None            6 yeas – 0 nays            Motion passed.</p> <p><b>Motion to approve (DeCarlo/Smith)</b>            Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays—None            6 yeas – 0 nays            Resolution carried</p>

<p>2025-9-53</p> <p>Resolution</p>	<p><b>A Resolution accepting the amounts and rates as determined by the budget commission and authorizing the necessary tax levies and certifying them to the County Fiscal Officer; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Adie/DiBacco)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Motion passed</p> <p><b>Motion to approve (Smith/Sylver)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Resolution carried</p>
<p>2025-9-54</p> <p>Resolution</p>	<p><b>A Resolution accepting the bid of Siteworx Unlimited LLC for the Veterans Memorial Park – Phase 1 Project; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Adie/Smith)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Motion passed.</p> <p><b>Motion to approve (Smith/Adie)</b>            Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver            Nays— None            6 yeas – 0 nays            Resolution carried</p>

**Motion by Tony DeCarlo second by Barb DiBacco for a Holiday Budget of \$30,000 for the 2025 holiday season.**

Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  
 Nays— None

6 yeas – 0 nays

#### **PUBLIC COMMENTS:**

Tim Haupert from 7525 Pinecrest Ln. was in attendance. Tim commented; the landscaping throughout the Village looks great and thanked the Service Department for their hard work.

Tim spoke with Scott Rafuse, the owner of the Glenwillow Grille, about the upcoming holidays. Scott would like to be involved in any festivities the Village has planned this year, including the Christmas Lighting Ceremony.

Residents Jeff and Jodi Bernhard who reside at 28697 N. Village Lane were in attendance. They thanked Council and the Engineer for the *Crosswalk* signs that were installed on Austin Powder. They would like to see the crosswalk repainted also. Mike Henry stated, they will install tabletops and repaint the crosswalks next year.

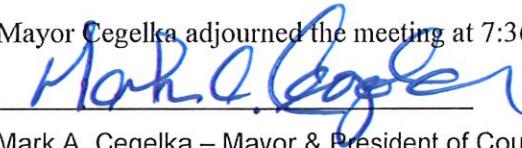
Mr. & Mrs. Bernhard also commented; they would like to see a pedestrian bridge along Pettibone Rd. The current path along the bridge is narrow.

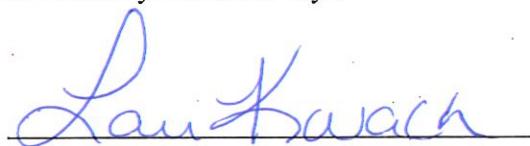
#### **COUNCIL COMMENTS:**

Larry Sylver scheduled a Recreation Committee meeting for October 1<sup>st</sup> at 6:30 PM.

There being no further business to come before Council, motion by Jeff Adie, seconded by Gurvis Smith, to adjourn the meeting. Voting on the motion to adjourn was all yeas and no nays.

Mayor Cegelka adjourned the meeting at 7:36 p.m.

  
Mark A. Cegelka – Mayor & President of Council

  
Lori Kovach, Clerk of Council